

# RURAL LANDS STUDY COMMUNITY MEETING 11/30/04

## INTRODUCTION BY ALICE GILMARTIN:

Recognition of Commissioner Brenda Carey and Commissioner Bob Dallari of the Seminole County Board of County Commissioners.

Recognition of elected officials present:

- Mayor John Bush from City of Winter Springs
- Councilman Todd Russell from City of Oviedo

## AGENDA

Three sub-areas in Study Area – Geneva, Black Hammock and rural Chuluota

Individual sub-groups to discuss each study area and participate in some group exercises:

- Geneva – Facilitators: Alice Gilmartin and Frances Chandler Marino from Glatting Jackson will assist this group along with Dick Boyer, Senior Planner.
- Rural Chuluota – Facilitators: Cathleen Consoli, Senior Planner for Seminole County and Tara Salmeri from Glatting Jackson will assist this group along with Tony Matthews, Principal Planner.
- Black Hammock – Facilitators: Matt West, Planning Manager and Tony Walter, Principal Planner will assist this group along with Connie Devasto.

Purpose of the Rural Land Study:

- Review the Comprehensive Plan Policies pertaining to the Rural Area
- Review the Regulations for Rural Development in the Land Development Code
- Assess the need to maintain the strength of the rural character and note if there are any changes or actions that need to be made

## Purpose of this Workshop:

- This is the first of three meetings Seminole County will be having regarding the Rural Lands Study.
- Exercises – each sub-group should identify one person as the spokesperson for your Community so that after the individual meetings, we will get back together and talk about the ideas and concerns each Community has.
- History of Rural Area
- Existing Conditions
- Maps:
  - Maps have been placed around the room for public viewing
- Information on each individual Community
- Components of Rural Character
- Maintaining the “Look” of Rural areas
- Seminole County Grant to inventory historic structures – especially in Geneva and Chuluota

### Exercise 1 – “Vision 2025”

- What is great about your community? How would you describe your Community to someone who has never seen it?

### Exercise 2 –

- Create a list of rural character elements that add to or distract from your rural character.

### Exercise 3 –

- Homework – We have cameras that the citizens can use to take pictures of the areas that add to or distract from your communities. When you have taken the pictures, please give the Planning Division a call and we would be happy to meet with you.

## Comments table

- Please take a moment to make a comment, either written or tape recorded, any ideas or concerns you would like Seminole County to know.

## SUMMARY:

Black Hammock Area Spokesperson: Jim Logue

- What is important to us –
  - Picturesque
  - Good drainage
  - Privacy
  - Wildlife
  - Revitalization of Lake Jesup
  - Preserve open spaces
  - Maintain large lots
  - Limited regulations
  - Cut traffic down Florida Avenue
  - The people of Black Hammock are very important
  - A transitional area – see wildlife in your yard
  - Diversity in lifestyle
  - We have a sense of history
  - Better climate
  - We have a sense of family
- Things to do in Black Hammock:
  - Pick strawberries
  - Horseback riding
  - Wilderness areas
  - Hiking
  - Bird observation tower
  - Airboat riding
  - Peace and quiet
  - Tree canopy
  - Bird Island
  - Great diversity in plant life
  - Several springs
  - Canoeing and kayaking
  - Good fishing
  - Wildlife to observe
  - Fish camp

- Things we would like the Government to do:
  - Hands off – leave us alone
  - Limited development
  - Joint Planning Agreement between the City of Winter Spring, City of Oviedo and Seminole County
  - Fire hydrants
  - Potable water – some have good water, some do not
  - Fix the drainage – it's important to agriculture
  - Restore the tree canopy
  - Protect the ground water
  - We would like wildflowers along the roadways
  - Limit road building – we have enough roads
  
- Things we are concerned about:
  - Keep open space – preservation and conservation
  - Passive and active recreation
  - Land use – industrial areas grandfathered in
  - Fish camp – limit impacts
  - NO commercial
  - NO RV parks
  - NO increase in density
  - Enforce tree ordinance
  - Lack of code enforcement – but we don't need too much
  - Cottage industries – at home type of businesses
  - Limit population
  - Balance the rights of the community
  - Try to keep the airplanes going some other way
  - Groundwater mining
  - Growth of traffic
  - Adoption of future land use map
  - Maintain and repair drainage
  - Acquisition of historical and natural sites – a lot of history here – we would also like to identify them
  - Maintaining existing parks
  - Identify rural roadway standards – keep the roads small
  - Purchase of development rights – so agriculture can stay agriculture and afford to stay
  - Maintain the natural character of our area

Rural Chuluota Area spokesperson: Dan Rauhofer

- The thing we determined that was the most important thing was that the urban and rural boundaries be set in stone. This should not be “monkeyed around” with by the County Commission. If you are going to have a land use plan, keep it, enforce it and live with. Don’t increase the urban boundary of Chuluota so that another subdivision can be fit in. If it doesn’t fit the County land use plan, then don’t do it. Don’t abandon it; it should be written in stone. If the County decides to play with the urban and rural boundaries....none of these things that we like (listed here).....if the urban/rural boundaries isn’t held to, then all these things are moot and we all wasted our time here this evening.
  - Keep Chuluota out of Oviedo
- Just like Black Hammock, we enjoy:
    - Rural areas
    - Open spaces
    - We want underground power lines
    - Strong sense of community
    - Locally owned businesses – we want to keep it that way – we don’t want Publix, Albertsons, big stores like that – not even big churches
- We want the Government to:
    - Maintain integrity and not buckle under development pressures and if someone has a piece of property, they have to develop it according to the standards we have right now and not try to transition to 5 homes per 5 acres.
    - If there is a transition on future development, we want it on the side of the City and not our side. We have a line in the sand and we are not backing down from it.
    - We want some conformity in designs of development in commercial
    - We want to maintain our rural standards – nothing that stands out like a sore thumb
    - We are very proud of our natural resources
    - We are concerned about the sewage being dumped
    - We are concerned about the 18 wheelers going 50 MPH down the road
    - Heavy metals being put into our water

- We also enjoy:
  - Large lots
  - Not having sidewalks
  - We don't want street lights either – we enjoy going out and looking up at the stars

Geneva Area spokesperson: Richard Creedon

- We would like to maintain as much as possible and improve where necessary the status quo
- Any new development, regulations or actions, should be judged by only one standard as they affect Geneva.....do they enhance or help to preserve the rural quality of life in the Village of Geneva. If they pass that standard then they should be allowed and if they don't, then they should not be allowed.
- Protection of our sole source water supply. "Geneva residents only have the Bubble. We do not have city water and we don't want city water. We don't have county water and sewer and we don't want county water and sewer. We want to keep the Bubble and we want to protect it and preserve it as much as possible".
- Preservation of as much open space as possible.
- Revise design standards so that any non-residential development has the feel of a small rural village. Like a Cracker Barrel. Nothing like a Burger King
- Keep the rural zoning classifications intact, as is, so as to not allow anymore development and density that is already contemplated by the current comprehensive plan

#### HOMEWORK – ALICE GILMARTIN:

- I am passing out cameras for people to do a "photo safari"; this is optional and you can do it individually or as a group. We want you to take pictures of things you like and things you don't like. We want to see what you come up with. Please call and make an appointment to bring them into the office for us to see.

# BLACK HAMMOCK AREA DISCUSSION

Matt West – Exercise 1

Year 2025 – the Black Hammock area has been recognized as one of the top 10 rural communities in the United States. You are interviewed by the Press and they ask the following questions:

- Why do you believe the Black Hammock area has been recognized as one of the top 10 rural communities and what makes it so special?
- Citizen input –
  - Picturesque
  - Good drainage
  - Good neighbors (no code issues)
  - Privacy
  - Wildlife
  - Water quality – revitalize Lake Jesup
  - Mix of uses
  - Preserve open spaces
  - Maintain 5 acre lots
  - Limit regulations by County, Cities
  - Low traffic – cut thru traffic
  - Pioneer minded residents
  - Transition from urban to rural
  - Low density, large lots
  - Great diversity in lifestyle
  - Strong sense of community and a sense of history
  - Eco-diversity
  - Better climate (micro-climate)
  - Sense of place – long time residents – non transient
  - Sense of family
  - Reverse the evils of other communities
- Describe your community. If I visit your community, what would I do or see there and what makes it different?
- Citizen input –
  - Pick strawberries
  - Horses and horseback riding

- Hiking in wilderness area
  - Airboat tours
  - Enjoy the peace and quiet
  - Tree canopy on Florida Avenue
  - Bird Island
  - Plant life, vegetation
  - Hidden springs
  - Canoeing and kayaking
  - Historic resources
  - Fishing
  - Wildlife observation
  - Fish camp
- What was the single most important thing that the County did to keep Black Hammock a great place to live?
  - Citizen input –
    - Hands off
    - Limit development
    - Develop good joint planning agreement between other cities
    - Install fire hydrants
    - Potable water – good drinking water
    - Fix drainage (define what we need to fix)
    - Value the wetlands
    - Restore tree canopy
    - Protect ground water
    - Wildflowers along the roadway
    - Limit road construction

## Exercise 2

- List the elements that affect the rural character and the quality of life in Black Hammock:
- Citizen input –
  - Preserve open space and conservation
  - Passive and active recreation
  - Land use
    - concern – industrial
    - concern – agriculture still the primary land use
  - Fish camp – limit impacts
  - NO commercial



- NO RV parks – campgrounds (primitive campgrounds only)
  - NO increase in density
  - NO new mobile homes
- What concerns do you have regarding actions or potential actions that could detract or reinforce the rural character of your community?
- Citizen input –
    - Enforce tree/arbor ordinances
    - Lack of code enforcement
    - Cottage industries
    - Limit population
    - Balancing the rights of the community with the rights of the homeowner
    - Growth of traffic pattern at airport
    - Groundwater mining
    - Growth of traffic
    - Adoption and maintenance of the future land use map
    - Maintain and repair drainage
    - Identification and acquisition of historical and natural resources
    - Maintaining existing parks
    - Clearly identify boundaries of community
    - Identify rural roadway standards and enforce them
    - Natural land habitat
    - Educational program for sustainability of the community
    - Manage gator population
    - Purchasing development rights (keep agriculture)
    - Control exotic invasive species
    - Restoration of Lake Jesup
    - Clean out natural streams – remove storm debris
    - Maintain natural character
    - Traffic – limit
    - Concern for the future of the nurseries in Black Hammock and the future use if these should be replaced

# CHULUOTA AREA DISCUSSION

Cathleen Consoli – Exercise 1

Year 2025 – the Chuluota area has been recognized as one of the top 10 rural communities in the United States. You are interviewed by the Press and they ask the following questions:

- Why do you believe the Chuluota area has been recognized as one of the top 10 rural communities and what makes it so special?
- Citizen input –
  - Undeveloped – no commercial – large lot residential
  - No street lights
  - Beautiful trees
  - Lakes for fishing
  - See the stars at night
  - Community involvement/strong sense of community
  - Quiet
  - Clean air
  - Less traffic congestion
  - Friendly people
  - Less development restrictions
  - Animals allowed – no restrictions
  - Need for horse trails
  - Agri-entertainment (hayrides, horse rides)
  - Historic rural character – historic structures
  - Converted RR right of way to a trail
  - Multi-recreational uses
  - Lack of sidewalks as a positive feature
  - Wildlife corridors
  - Natural lands plus limited development
  - Bury power lines
  - Permanent urban/rural boundary defined
  - Easy area to put down roots – historical connection
  - Public safety – safe area to live
  - Wildlife of all kinds
  - Concerned about the urban/rural transition
  - Sounds of nature
  - No gated or walled development – open lots
  - Nonresidential design standards for future
- Architecture that fits the rural community

- Safety for long walks
- Maintain fresh drinking water
- Freedom from restrictions
- Locally owned businesses – no large corporate businesses
- No chain store type businesses
- Use of wells over city water
- Simple rural regulations
- Maintain or 'live by' Comp Plan
- No developer handouts
- Code enforcement
- Concerned about special exceptions – non-residential ones in the Rural Area, i.e., large churches
- Design Standards for Urban Chuluota are hard to apply
- Wish to see a community center in Chuluota with a neighborhood park and ball fields
- Need to coordinate better with Orange County for border lands
- Identify future school locations in Chuluota and Geneva
- Water plans
- Good transitional uses from Oviedo uses at CR 419 and Chuluota Bypass intersection

## Exercise 2

- List the elements that affect the rural character and the quality of life in your community:
- Citizen Input –
  - Infrastructure – no sidewalks
  - Transportation – less congestion
  - Wells – no sewer service
  - Underground power lines
  - EMT – response time is high level
  - Semi trucks crossing road
  - Debris not cleaned off of CR 419
  - Roads are not rural in character
  - No gated or walled communities
  - Low speed limits – small lanes
  - EMT maintain good response rate
  - Wetlands protection
  - Recreation – trails, horses and fishing

- Trees
  - Agri-entertainment
  - Sewage dumping
  - Enforce tree ordinance (replacement is not being enforced)
  - Safety
  - “hometown businesses”
  - Historic
  - Sounds of nature
  - Friendly
  - Dark skies – no lighting
  - Underground power lines
  - Wildlife
  - Trees
  - Lack of standards
  - Oviedo development – light pollution
  - Design standards for light pollution
  - Freedom from restrictions
  - Simple regulations
  - Urban/rural boundary
  - Transitioning from city to county (transition on city side)
  - High quality roofing design complements rural area
  - No gates or walls
  - Historic elements
  - Non-residential uses (lighting)
  - Water quality
  - Fresh air
  - Sewage disposal
  - Large lots
  - Mix of animals
  - No gates or walls
  - No boundaries – humans and wildlife sharing space
  - Lighting sensors on homes
- What concerns do you have regarding actions or potential actions that could detract or reinforce the rural character of your community?
  - Citizen Input –
    - Protection of resources
    - Non-residential uses without design control
    - No handouts for developers
    - Charter Amendment follow through
    - Develop “true” cluster development
    - Regulate adjacencies – transition from city boundaries
    - Establish rural area
    - Stay true to Comp Plan

- Sludge disposal
- No more commercial
- Comp Plan (maintain open space)

## GENEVA AREA DISCUSSION GROUP

### Alice Gilmartin – Exercise 1

Year 2025 – Geneva has been recognized as one of the top 10 rural communities in the United States. You are interviewed by the Press and they ask the following question:

- Why do you believe Geneva has been recognized as one of the top 10 rural communities and what makes it so special?
- Citizen input –
  - Historic buildings
  - Lovely scenic water views
  - Unique shopping areas – no strip malls
  - United community spirit
  - Hiking trails
  - Wildlife
  - Peace and quiet
  - Good fishing
  - Open spaces
  - Alternative transit options (mini buses – limited car traffic)
  - Community activities
  - Home grown feeling
  - Community has control over land use – not the cities or the county
  - No high density residential
  - Non-residential design standard for downtown
  - Abundant trees
  - Great schools
  - No high density commercial/industrial
  - No non-agriculture industry
  - No industrial level agriculture
  - Better roads to get home
  - Unpaved equestrian trails
  - No more commercial wells put into Bubble
  - No direct drainage into Bubble
  - Beautification of borrow pit

- No gated communities and no HOAs
- More dirt roads – less paved roads
- A “model” for other rural areas
- No net loss of the rural area
- Sidewalks around schools
- Equestrian access
- Good code enforcement
- Clean roads
- Beautiful park on Lake Harney

## Exercise 2 –

- List the elements that affect the rural character and the quality of life in your community:
- Citizen Input –
  - Carrying capacity of Geneva Lens
  - Limited volume in Lens – safety net standards addresses the quantity/quality of Lens
  - Osceola Road – landfill
  - Dangerous intersection – Lockwood Road – bike path
  - SR 46 cuts the community in half – needs to be widened tastefully
  - Cut thru traffic on Old Mims Road
  - 2<sup>nd</sup> Street speed limit
  - Non-residential design standards
  - Design elements in the Village
  - Decorative street lighting, signs and entrance features
  - Discouraging others from coming into the community with noisy recreational equipment. Encouraging quiet activities such as biking, canoeing, etc.
  - Enforcement of the Arbor Ordinance
  - Work trucks being brought home and kept at residences
  - Land clearing – logging
  - No more subdivisions – keep densities down – impact on schools
  - Police enforcement on the lake regarding airboats
  - Maintain rural densities – keep 5 to 10 acre lots
  - Keep access to bridle paths, trails and public land
  - Protection of easements
  - Keep the rural character as it is
  - Want agricultural incentives to keep the land rural and/or active agriculture
  - Don’t over-regulate
  - Limit density – no more reductions

- No new bridges over the St. Johns River
- How the County calculates density – Net vs. Gross density – “net buildable lot”
- Sanford spray all natural lands
- Flight pattern out of Geneva
- More natural lands by the County
- Close landfill and make it into a park

Miscellaneous questions and discussions:

Citizen – Why is this meeting taking place? Are they being annexed? Alice advised that Seminole County was directed by the BCC to do a Rural Lands Study and this meeting will help Seminole County evaluate the effectiveness of the Comprehensive Plan...what is working and what is not. The Rural Area is important to Seminole County; it's a part of the Comprehensive Plan. We've been doing it now for 10 years. Are we doing a good job or not? What would a good job be?

Citizen – Says he went to the County and read the Vision 2020 and thought that this area would be great because it seemed to be a rural community for the next 20 years and in 5 years time, it has changed to where he sees a lot of development.

Citizen comment –Concern over the lessening of densities from the 1991 Comprehensive Plan and the introduction of A-3, A-5 and A-10.

Citizen comment – One major problem we have is the water from the Geneva Lens; concern for the number of those who withdraw large amounts.

Citizen comment – The water issue is not going to get any better if we continue to allow others to tap into the Bubble.

Citizen comment – The water quality is going down.

Frances Chandler Marino – There is a conflict between what each person considers “rural” or “rural/residential”. Some people think of “rural” as being able to keep their work truck in their yard and others have a problem with that. Think about what the difference is between the two and we can discuss it at the next meeting.

Alice Gilmartin – All the recordings from tonight's meeting will be transcribed and will be posted on the County's Website. Please make sure you check it out.